
S-2661
BENCYN INDUSTRIAL SUBDIVISION
Authorization to File Belated Primary Approval Extension
Request

STAFF REPORT
March 29, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Houghton International (represented by Tim Balensiefer with TBIRD Design Services), is requesting a vote to authorize the filing of a belated request for a 3rd extension of the original conditional primary approval granted on March 18, 1998. The 2nd extension expired on March 18, 2007. If allowed, the developer will request three (3) 2-year extensions to reactivate the preliminary plat for this 12-lot industrial subdivision on 28.19 acres, located on the north side of Veterans Memorial Parkway, at the CR 460 E intersection, in Wea 12 (NE) 22-4.

STAFF COMMENTS

Following the construction plan approval in September 1998, sanitary sewer mains, water mains, drainage and the one new street were built and accepted for maintenance by the end of 1999. The first 2-year extension was granted in March 2003 (extending the primary approval to March 18, 2005). On October 25, 2004, a final plat was recorded that included the street right-of-way and 2 lots on 13 of the 28 acres. Both lots have since been developed and occupied. A second extension was granted in March of 2005, which has now expired (March 18, 2007).

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval to authorize the filing of the belated extension request for three 2-year extensions.

If authorized, the developer will file the belated request to be placed on the April 18th APC agenda. If approved, this would extend the primary approval to March 18, 2013.